

# Cumbrian Properties

32 Hasell Street, Currock



**Price Region £115,000**

**EPC-B**

First floor apartment | Allocated parking  
Spacious open plan living | 2 double bedrooms | 1 bathroom  
Ideal first time buy | No onward chain

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## 2/ 32 HASELL STREET, CURROCK, CARLISLE

This stylish two double bedroom first floor apartment is deceptively spacious providing 30' open plan living and kitchen area, good sized bedrooms and plenty of storage. The property is double glazed, and gas centrally heated with a brand new combi-boiler under 15 year warranty. Situated on a quiet no-through road just a short walk to the local shops and the city centre, the property comprises entrance hall with good size fitted storage, 30' open plan dining lounge and kitchen with integrated appliances, breakfast bar and French doors to a Juliette balcony. Two generous double bedrooms offer a walk-in wardrobe to the master and Juliette balcony to the second alongside a three piece neutral bathroom. Externally, there is off-street parking for one vehicle. Hasell Street is less than a five minute walk to the local shops, schools and bus stops and just a 15 minute walk into the city centre. This property would make an ideal first time buy, downsize or buy to let investment for which it has a proven track record.

The accommodation with approximate measurements briefly comprises:

**Entry from the heated communal stairwell landing through front door into a spacious entrance hall.**

**ENTRANCE HALL** Doors to the open plan dining lounge & kitchen, two bedrooms, bathroom, good size built-in storage cupboard, ceiling spotlights, secure intercom system and radiator.



ENTRANCE HALL

### **OPEN PLAN DINING LOUNGE & KITCHEN (30' max x 22'5 max)**

**KITCHEN AREA** Fitted kitchen incorporating electric oven & four burner gas hob with extractor hood above, stainless steel sink unit with mixer tap, integrated fridge freezer & dishwasher, plumbing and space for washing machine, breakfast bar with plinth lighting. Tiled splashbacks, ceiling spotlights, tile effect flooring and radiator.

**LOUNGE AREA** Double glazed French doors to a Juliette balcony, double glazed window, ceiling spotlights, radiator and ample space for dining table and chairs.





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OPEN PLAN DINING LOUNGE & KITCHEN

**MASTER BEDROOM (12'7 x 12')** Spacious fitted walk-in wardrobe with lighting, double glazed windows to the rear, radiator and ceiling spotlights.



MASTER BEDROOM

**BEDROOM 2 (17' max x 10'4 max)** Double glazed French doors to a Juliette balcony, double glazed window, brand new combi-boiler, ceiling spotlights and radiator.



BEDROOM 2

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**BATHROOM (8' x 5'5)** Three piece suite comprising shower over panelled bath, wash hand basin & WC. Tiled splashbacks, ceiling spotlights, tile effect flooring and heated towel rail.



BATHROOM

**OUTSIDE** Externally, the property has off-street parking for one vehicle and a shared bin storage area.

**TENURE** We are informed the tenure is Leasehold. 999 years from 1/1/2011. 984 years remaining.

**SERVICE CHARGE** £832.80 per annum - payable to the management company for building maintenance and insurance.

**COUNCIL TAX** We are informed the property is Tax Band B.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

